



COMM557  
Available

TOWN

£5,917 pcm



#### FEATURES

- Fully Furnished



To Sub-Let: Premium A-Class Office Space in the Heart of Historic Irish Town – 167.10m<sup>2</sup> An exceptional opportunity to sub-let a third-floor A-class office space, ideally located in the vibrant and historic Irish Town. The building has undergone extensive refurbishment throughout and offers modern facilities, including lift access. Property Features: Size: Approximately 167.10m<sup>2</sup>, intelligently divided into two distinct units with separate entrances. Unit 1: Open-plan layout spanning 87.1m<sup>2</sup>, featuring a kitchenette and separate ladies' and gents' WCs. Unit 2: Comprising 80.7m<sup>2</sup> with three private offices, a reception/open-plan area, and a dedicated WC. Location: Centrally positioned within Irish Town, surrounded by a range of amenities. Condition: The office has been finished to a high standard, ready for immediate occupancy. Lease Terms: Term: 6 years commencing 1 May 2024. Deposit: Equivalent to 3 months' rent. Break Clause: Available to the lessee only, exercisable after 3 years. This flexible and modern office space is perfect for businesses seeking a prestigious location in the heart of town. Early viewing is highly recommended.

**Interior Size:** 167m<sup>2</sup>  
**Exterior Size:** N/A  
**Plot Area:** N/A  
**Furnishing:** Fully Furnished

**Ownership:** Leasehold  
**Rates:** £4036 Per Quarter  
**Service Charges:** £5013 Per Annum  
**Price per sqm:** £0

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